FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance, pursuant to Section 22-26(b)(1) of the Baltimore County Code and Section 1A04.3.B.5 (1A00.3.B.3) of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a rear yard setback of 40 ft. in lieu of the required 50 ft. for an addition, as more particularly described on Petitioners' Exhibit No. 1.

The Petitioners having filed a Petition for a Residential Variance, the subject property, known as 12001 Garrison Forest Road, improved with a single family home, zoned R.C.5, having been posted and there being no request for a public hearing, this matter is ready for determination. The Petitioners are requesting a variance to permit a rear yard setback of 40 feet in lieu of the required 50 ft. for an addition (Sun Room).

The Petitioner has filed the supporting affidavits, as required by Section 22-26 (b)(1) of the Baltimore County Code. There is no evidence in the file or record to indicate that the variance would adversely affect the health, safety and/or general welfare of the public and, therefore, the relief should be granted.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore Variance, pursuant to Section 22-26(b)(1) of the Baltimore County Code and Section 1A04.3.B.5 (1A00.3.B.3) of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a rear yard setback of 40 ft. in lieu of the required 50 ft. for an addition, in accordance with Petitioners' Exhibit No. 1, is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

> 1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original

2. Upon request and reasonable notice, the Petitioners shall permit a representative of the Zoning Enforcement Division to make an inspection of the subject property to insure compliance with

for Baltimore County

INED FOR FILING

cc: Peoples Counsel

AFFIDAVIT IN SUPPORT OF RESIDENTIAL ZONING VARIANCE

91-393-A The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with

That the Affiant(s) does/do presently or upon settlement will reside at 12001 GARRISON FOREST Rd. OWINGS Mills, Md. 21117

That based upon personal knowledge, the following are the facts upon which I/we base the request for for a Residential Zoning Variance at the above address: (indicate hardship or practical difficulty) I AM REQUESTING ZONING VARIANCE IN ORDER to build a 14'x 18' SUN ROOM AT THE REAR Of my HOUSE. By constructing this structure I will be EXCEDING THE ZONING VARIANCE BY 10'.

That Affiant(s) acknowledge(s) that if protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

MYRNA STEINBERG

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 12th day of 1911, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Stonley 2. Steinborg, myrra Steinborg

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

My Commission Expires: 2-13-94

#394

ZONING DESCRIPTION 91-393-A

BEGINNING AT A point on the East side of GATERECT FORESTRO. that the property fronts which has a Ti right of way at the distance of 25' weath of the centerline of the NEAREST improved intersections street, Nancy Ellen Way which has a 50' Zight-ofway. Being Litter, Black B in the subdivision of Timbertick in the Valley, as recorded in BAHTMORE COUNTY Plat Beck #37, Felia # 150 containing 53172 = saft Also KARIN AS 12661 GAZZISCI- TOREST RO and located in the try the election district

CERTIFICATE OF POSTING POMING DEPARTMENT OF BALTIMORE COUNTY

Posted for:	22344	
Petitioner:		trinibag et us
Location of property:	(E. 3 . 1).	Moure Front Road 125/ NA
Mayor &	Jon Hill	1200 Grand Frank Profes
		2 2 mor Pan I my at outrones.
to muly so		· · · · · · · · · · · · · · · · · · ·
Remarks:		
Posted by	- 63 or 101	Date of return: 19/1/19/3-9/

Baltimore County	では、アプランスを表現を表現している。 では、これでは、これでは、これでは、 では、これでは、これでは、これでは、これでは、これでは、これでは、これでは、これ		receipt		
Zoning Commisioner County Office Building 111 West Chesapoeke Avenue Towson, Maryland 21204		Account: R-001-6150 Number			
Date •			ada a saji si yahini		
₹					
4/12/91		H9100392			
PUBLIC HEARING FEES	QTY	PRICE			
010 -ZONING VARIANCE (080 -POSTING SIGNS / AI	College College College College College	\$35.00 \$25.00			
LAST NAME OF OWNER: STE	*TOTAL:	\$60:00			
		04A04H0075HICHRC	\$60.00		
Places Mail	he Checks Payable Tet Baltimer	64-4011:03AH04-12-9			



111 West Chesapeake Avenue Towson, MD 21204

887-3353

May 23, 1991

Mr. and Mrs. Stanley 2. Steinberg 12001 Garrison Forest Road Owings Mills, Maryland 21117

> RE: Petition for Residential Zoning Variance Case No. 91-393-A

Dear Mr. and Mrs. Steinberg:

Enclosed please find the decision rendered in the above captioned case. The Petition for Residential Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

9-373-A

cc: Peoples Counsel

PETITION FOR RESIDENTIAL VARIANCE

91-393-A TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, petition for a Variance from Section 1A04.3.B.5 (1A00.3.B.3) to allow a rear yard setback of 40 ft. in lieu of the required

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons (indicate hardship or practical difficulty) ZONING Limits construction to 50' of property LINE. THIS Excludes me from building ANY Addition to tHE REAR of my House, I AM REQUESTING ZONING VARIANCE IN ORDER to build a 14'X 18' SUN ROOM At tHE REAR of my House. By constructive this structure I will be EXCEEDING THE ZONING WARIANCE by 10'.
Property is to be advertised and/or posted as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Variance posting and, if necessary, advertising, upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Daltimore County adopted pursuant to the Z	coning Law for Baltimore County. 4-24-92
	I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.
Contract Purchaser:	Legal Owner(a): Stanley Z. SteinBERG
(Type or Print Name)	(Type at Print Name) 3. Senier
51 gratur e	MYRNA STEINBERG
Address	(Type or Print Name)
City/State/Zip Code	Signature /
Attorney for Petitioner:	12001 GARRISON FOREST Rd. 356-333
(Type or Print Name)	12001 GARRISON FOREST Rd. 356-333 Address OWINGS MILLS, Md. 21117
Signature	City/State/Zip Code
Address	Name, address and phone number of legal owner, contract purchaser or representative to be contacted. RAND RODINSON
Attorney's telephone number	Name 3102 MARNAT Rd. PIKESVILLE, Md. 486-64 Address Phone
ORDERED by the Zoning Commissioner of Baltim	more County, this 12th day of 200. 1991, that the subject matter of this
petition be posted on the property on or before the	15F day of

ZONING COMMISSIONER OF BALTIMURE COUNTY

F01-21-0	00.1.20	 _		

A PUBLIC HEARING HAVING BEEN REQUESTED AND/OR FOUND TO IT IS FURTHER CHOCKED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the subject metter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Beltimore County, that the property be reposted, and that the public hearing be had before the Zoning Commissioner of Beltimore County in Room 108, County Office Building in Towson, Baltimore County, on the _____ day of _____, 19___, at _____ e¹clock,

ZONING COMMISSIONER OF BALTIMURE COUNTY



111 West Chesapeake Avenue Towson, MD 21204

May 2, 1991

887-3353

Mr. & Mrs. Stanley Z. Steinberg 12001 Garrison Forest Road Owings Mills, MD 21117

> RE: Item No. 392, Case No. 91-393-A Petitioner: Stanley Z. Steinberg, et ux Petition for Residential Variance

Dear Mr. Steinberg:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY OUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Zoning Plans Advisory Committee

Enclosures

cc: Mr. Rand Robinson 3102 Marnat Road Pikesville, MD 21208 Baltimore County Government Zoning Commissioner Office of Planning and Zoning

111 West Chesapeake Avenue Towson, MD 21204

24th day of April, 1991.

887 3353

Your petition has been received and accepted for filing this

Received By:

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: April 26, 1991

The Developers Engineering Division has reviewed

Items 385, 392, 393, 396, 399, 400, 401, 402, 403 and 404.

For Items 347 (Case #91-374-A), 394 and 395, the

For Item 397, a revised County Review Group Meeting is

For Item 398, a County Review Group Meeting is required.

previous County Review Group Meeting comments are still

the subject zoning items and we have no comments for

Zoning Advisory Committee Meeting

FROM: Dennis A. Kennedy, P.E.

applicable.

required.

for April 30, 1991

Petitioner: STanley Z. Steinberg, et ux Petitioner's Attorney:

Baltimore County Government Fire Department

700 East Joppa Road, Suite 901 Towson, MD 21204 5500

 $(301).88^{\circ}.4500$

MAY 1, 1991

J. Robert Haines Zoning Commissioner Office of Planning and Zoning Baltimore County Office Building Towson, MD 21204

STANLEY Z. STEINBERG RE: Property Owner:

> #12001 GARRISON FOREST ROAD Location:

Item No.: 392

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

Zoning Agenda: APRIL 30, 1991

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: Cut Just Kelly 5 1 9/ Approved (Planning Group Special Inspection Division

JK/KEK

Gentlemen:

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

DATE: May 10, 1991 J. Robert Haines Zoning Commissioner

Pat Keller, Deputy Director Office of Planning and Zoning

91-393 A 5-16

SUBJECT: Frank A. Cirincione, Item No. 385 Stanley Z. Steinberg, Item No. 392 John D. Ferenchik, Item No. 396 Andrew F. David, Item No. 399 Richard J. Romano, Item No. 400 White Marsh Joint Venture, Item No. 401

Francis T. Leyden, Item No. 402 Charles A. Romano, Item No. 404 Dale J. Lohman, Item No. 405 T & G Partnership, Item No. 407 Westview Mall Association, Item No. 408 George Bromwell, Item No. 409 Hawley Rodgers, Item No. 412 Joseph Ruzza, Item No. 416 Ronald L. Morman, Item No. 418 Victor Khouzami, Item No. 422

In reference to the Petitioners' request, staff offers no

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm VARIEDIT.EMS/ZAC1

BUREAU OF TRAFFIC ENGINEERING DEPARTMENT OF PUBLIC WORKS BALTIMORE COUNTY, MARYLAND

DATE: May 30, 1991

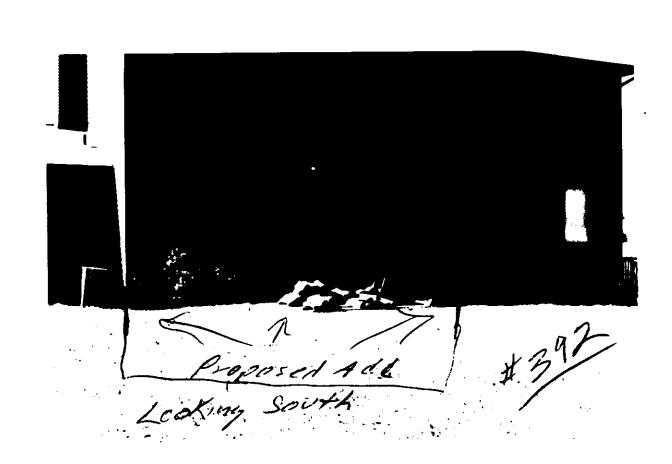
Mr. J. Robert Haines Zoning Commissioner

Rahee J. Famili SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: April 30, 1991

This office has no comments for items number 385, 392, 393, 394, 395, 396, 398, 399, 400, 401, 402 and 404.

RJF/lvd



Baltimore County Government Zoning Commissioner Office of Planning and Zoning

111 West Chesapeake Avenue Towson, MD 21204

887-3353

Mr. & Mrs. Stanley Z. Steinberg 12001 Garrison Forest Road Owings Mills, Maryland 21117

12001 Garrison Forest Road

1) Your property will be posted on or before Hay 1, 1991. The last date (closing date) on which a notification that the matter will not be handled through the administrative process. This will mean advertising of the public hearing and reposting of the property. The public hearing will be scheduled approximately 30 - 45 days from receipt of said notice. In either case, (a) receipt of notification that you will have a public hearing or, (b) the passing of the closing date, the sign and post can then be removed

the administrative process. The Zoning Commissioner must now decide whether to grant or deny the request. He

Plat to accompany Petition for Zoning Variance Special Hearing PROPERTY ADDRESS: 12001 GATERISM FOREST TON

Subdivision name: Traber field in the Valley

plat books 27 , folios 150 , lots 7 ; sections B 1'-200' scale map#: N.W. 15-H Lot size: 1/22 63/72 acreage aquare feet A 14' REVERTIBLE STOPE EASENENT ZO'ME GARRISON FOREST ROAD TO'R/W date: 3/9/1/ prepared by: 1/1/

PETITIONER'S EXHIBIT # 2

received

Dennis A. Kennedy F.E., Acting Chief, Developers Engineering Division

Please be advised that your Petition for Residential Zoning Variance has been assigned the above case number. Any contact made to this office should reference the case number. This letter also serves as a refresher regarding the administrative process.

neighbor may file a formal request for hearing is May 16 1991. Should such request be filed, you will receive from the property and returned to this office. Failure to return the sign and post will cause your Order to be held and incur a \$50.00 charge. Please be advised that the Order will not be available for you to pick-up the day you return the sign.

2) Assuming no neighbor has requested a public hearing, the file now enters the final review stage of also has the option to request a public hearing.

> THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW AND THE DECISION MAKING PROCESS. WHEN THE ORDER IS READY IT WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION PRIOR TO BEING MAILED TO YOU.

